

MANHATTAN—WEST SIDE.

SEVEN ROOMS.

180th st., Cor. Ph. W. 443, Larchmont, \$200
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 187th st., W. End av., 214, Cleburne, \$1,800
 J. D. Phillips & Co., 141 Broadway.
 187th st., Cor. B'way, The Ridgewood, \$1,200
 George Rosenfeld Co., Inc., 51 E. 42d st.
 119th st., 204 West, Amhurst, \$1,800
 Bing & Bing, 119 West 40th st.
 119th st., Cathedral Parkway, 112, \$1,500
 Electric T. Bldg., 209 Broadway.
 119th st., 691 West, H. Hudson, \$1,500-2,000
 American R. E. Co., 491 West 119th st.
 119th st., 219 West, Cortland, \$1,500-1,600
 S. Dawson & Hobbs, 162 West 72d st.
 111th st., 149 West, Cortland, \$1,400
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 112th st., 521 West, Cortland, \$1,175
 Chas. P. Huston Co., 15 East 40th st.
 112th st., 523 West, Cortland, \$1,200
 Chas. P. Huston Co., 15 East 40th st.
 112th st., 595 West, Cortland, \$1,150
 Chas. P. Huston Co., 15 East 40th st.
 112th st., 511 West, Cortland, \$1,100
 Chas. P. Huston Co., 15 East 40th st.
 117th st., 82 West, Victor Hall, \$1,200
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 115th st., 282 West, Cor. Broadway, York-
 shire, \$1,500-1,600
 S. Dawson & Hobbs, 162 West 72d st.
 114th st., Riverside, 429, Hamilton, \$1,600
 S. Dawson & Hobbs, 162 West 72d st.
 115th st., Morningside av., 14, Helen Ct., \$2,000
 G. Schwieger, 2507 Broadway.
 115th st., 529 West, The Warrington, \$1,500
 D. Robinson, C. S. Broth, Cor. 14 West 115th st.
 115th st., Riverside Drive, 450, \$1,200
 Chas. P. Huston Co., 15 East 40th st.
 116th st., 609 West, B'way, \$1,800-2,000
 S. Dawson & Hobbs, 162 West 72d st.
 118th st., W. 49 Morningside av., \$200-3,000
 H. C. Coleman, on premises.
 119th st., Claremont av., 49, B'way, \$1,200
 S. Dawson & Hobbs, 162 West 72d st.
 119th st., Morningside Dr., 99, St. Valer, \$1,500
 S. Dawson & Hobbs, 162 West 72d st.
 121st st., s. e. cor. Morningside Drive, Janus
 Court, \$1,400-1,500
 Calder, Nassau & Lanning B'way cor 195th
 121st st., 299 Claremont av., \$1,700
 Bradford, Condit & Herndon, Broad-
 way and 115th st.
 121st st., 322 Riverside Drive, \$1,000
 Agent on premises.
 Broadway, 121st st., 322 West, S.
 Lyons, \$1,800-2,000
 Fredk Zittel & Sons, 2211 B'way-79th.
 122nd st., 299-311-32 West, \$1,800-2,000
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 123rd st., Riv. Drive, 287, B'way, \$1,000
 H. A. Levy, 207 1/2 W. End av.
 123rd st., 602 West, Stockbridge, \$1,200-1,400
 S. Dawson & Hobbs, 162 West 72d st.
 140th st., and B'way, Florence, \$1,000
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 141st st., B'way, Ellipse, \$1,000
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 141st st., 630 W. Greyton Ct., \$1,150-1,200
 S. Dawson & Hobbs, 162 West 72d st.
 142d st., 691 West, The Bonair, \$1,200-1,000
 S. Dawson & Hobbs, 162 West 72d st.
 143rd st., s. e. cor. Riverside Drive, Pluken
 Court, \$1,200-1,500
 Calder, Nassau & Lanning B'way cor 195th
 143rd st., 492 West, Morningside, \$1,600
 Pease & Elliman, agents, 249 Madison
 av.
 148th st., 452 West, \$1,000
 Pease & Elliman, 249 Madison av.
 149th st., and B'way, The Wallace, \$1,000
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 149th st., cor. B'way, The Mansard, \$500
 George Rosenfeld Co., Inc., 51 E. 42d.
 150th st., Convent av., 462-74, Kenway, \$500
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 150th-151st, W. s. Broadway, Northold &
 Southold, \$1,100-1,200
 Agent on premises.
 150th st., 892 St. Nicholas av., Leander, \$1,050
 W. D. Morgan, 2573 Broadway, 147th st.
 St. Nicholas av., 151st st., 400 W. \$1,000-1,050
 Fredk Zittel & Sons, 2211 B'way-79th.
 151st st., 742 Riverside Drive, \$1,400
 L. J. Phillips & Co., 2787 B'way.
 10th st., W. Washington av., 25, \$1,000-1,000
 Pease & Elliman, agents, 249 Madison
 av.
 152d st., 615 West, \$1,400
 L. J. Phillips, 2787 Broadway.
 153rd st., 549 West, \$1,400-1,750
 Nehring Co., 1278 St. Nicholas av.
 153rd st., 600 West, \$780
 Louis Schlechter, 217 West 119th st.
 153rd st., 600 W. Hamlet Court, \$1,000-1,100
 Louis Schlechter, 217 West 119th st.
 153rd st., W. 452 E. Washington av., \$70
 Superintendent on premises.
 151st st., 805 West, Clareda, \$720-1,340
 Nehring Co., 1278 St. Nicholas av.
 215th st., 191 West, Broadway, \$1,000-1,000
 Calder, Nassau & Lanning B'way-195th.

MANHATTAN—WEST SIDE.

EIGHT ROOMS.

331 st., n. s., Riverside Dr., 110, \$1,200-2,000
 Pease & Elliman, agents, 249 Madison av.
 35th st., 255 West, Lancashire, \$2,000
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 35th st., 204 West, \$780
 S. Dawson & Hobbs, 162 West 72d st.
 35th st., 249 W. nr. W. E. av., \$1,100-1,400
 S. Dawson & Hobbs, 162 West 72d st.
 36th st., 207 West, \$2,750
 Payson Mcl. Merrill Co., Inc., 9 E. 44th.
 37th st., 292 West, \$2,100-2,600
 Electric T. Bldg., 2309 Broadway.
 38th st., 64-66 West, Vergades, \$1,300-1,900
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 38th st., 267 W. W. E. av., Buonia, \$2,500
 Fredk Zittel & Sons, 2211 B'way, 79th.
 38th st., C. P. W., 294 New Windsor, \$1,200-1,350
 S. Dawson & Hobbs, 162 West 72d st.
 39th st., 255 W. n. w. c. B'way, Cornwall, \$2,400
 S. Dawson & Hobbs, 162 West 72d st.
 39th st., C. P. W., 294, Cayuga, \$1,400-1,800
 Fredk Zittel & Sons, 2211 B'way, 79th.
 39th st., 259 West, Vergades, \$1,300-1,900
 S. Dawson & Hobbs, 162 West 72d st.
 39th st., 14 West, near C. P. W., \$900-1,100
 S. Dawson & Hobbs, 162 West 72d st.
 39th st., 77-79 West, \$1,200
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 39th st., 114 West, St. James, \$1,200-1,300
 Lewis B. Preston, Inc., 165 Broadway.
 39th st., 251 West, Roxborough, \$1,700-2,000
 Lewis B. Preston, Inc., 165 Broadway.
 39th st., 4 and 6 West, \$1,500-1,500
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 39th st., 222, Irving Arms, \$1,250
 F. R. Wood, W. H. Dolson Co., B'way-80th.
 39th st., 250 W. cor. B'way, Stuart, \$1,250-1,250
 S. Dawson & Hobbs, 162 West 72d st.
 39th st., 319 West, Mathilda Court, \$1,000
 S. Dawson & Hobbs, 162 West 72d st.
 39th st., Central Park West, \$1,200
 S. Dawson & Hobbs, 162 West 72d st.
 39th st., 235 West, Florham, \$1,000
 E. T. Backus, agent, 2309 Broadway.
 39th st., 250 West, \$1,400
 Joseph N. Escobal, on premises.
 39th st., 223 W. The Borchard, \$1,700-2,000
 Joseph N. Escobal, 220 West 93th st.
 39th st., 289 Riverside Drive, The Chester-
 field, \$1,200 to \$2,400
 Associated Properties, Inc., 374 Fifth av.
 39th st., s. e. cor. Riverside Drive, The Cliff,
 den, \$1,800-2,000
 Calder, Nassau & Lanning B'way cor 195th
 39th st., West End av., 801, Bent, \$1,000
 S. Dawson & Hobbs, 162 West 72d st.
 39th st., 221 West, The Ackerly, \$1,500
 G. Schwieger, 2507 Broadway.
 101st st., 241 West, The Ackerly, \$1,300-1,800
 G. Schwieger, 2507 Broadway.
 101st st., 221 West, Dorothea, \$1,400
 F. R. Wood, W. H. Dolson Co., Broad-
 way and 80th st.
 101st st., West End av., 845, \$1,600-1,700
 S. Dawson & Hobbs, 162 West 72d st.
 101st st., West End av., 845, \$1,500-1,800
 S. Dawson & Hobbs, 162 West 72d st.
 102d st., 241 West, The Brittany, \$1,300
 G. Schwieger, 2507 Broadway.
 102d st., J. West, \$1,000
 J. Edgar Leaycraft & Co., 39 E. 42d st.
 105th st., Central Park West, 446, The
 Greenwich, \$1,000
 F. R. Wood, W. H. Dolson Co., Broad-
 way and 80th st.
 105th st., West End av., 924, Cleburne
 av., \$2,500-2,600
 L. J. Phillips & Co., 151 Broadway.
 106th st., Central Park West, 465, \$1,100
 Pease & Elliman, 249 Madison av.
 108th st., Central Park West, 465, \$1,100
 Pease & Elliman, 249 Madison av.
 110th st., 204 West, Amhurst, \$1,500-2,000
 Bing & Bing, 119 West 40th st.
 110th st., 601 West, \$1,600-2,400
 American Real Estate Co., 401 West
 110th st.
 110th st., 219 West, \$1,900
 S. Dawson & Hobbs, 162 West 72d st.
 111th st., 740 West, \$1,600
 F. R. Wood, W. H. Dolson Co., Broad-
 way and 80th st.
 112th st., 7th av., 1854, \$1,400-1,900
 S. Dawson & Hobbs, 162 West 72d st.
 112th st., 262 West, The Yorkshire, \$1,500
 S. Dawson & Hobbs, 162 West 72d st.
 112th st., 520 West, \$1,550-1,800
 Thomas J. O'Reilly, B'way and 109th st.
 113th st., 609 West, The Allerton, \$1,700
 Gibbs & Kirby, Broadway and 103d st.
 Amst. Jan. av., 114th st., 411 W. \$1,150-1,400
 Pease & Elliman, Agents, 249 Madison av.
 114th st., 411 West, \$1,150-1,400
 Pease & Elliman, 249 Madison av.
 114th st., River Dr., 429, Hamilton, \$1,900-2,200
 S. Dawson & Hobbs, 162 West 72d st.
 115th st., Morningside av., 14, Helen Ct., \$1,200-1,000
 G. Schwieger, 2507 Broadway.
 115th st., Morningside av., 14, Helen Ct., \$1,000
 G. Schwieger, 2507 Broadway.
 117th st., St. Nicholas av., Hampton, \$1,100
 A. I. Mordecai & Son, 39 E. 42d st.
 B'way, 146th st., 690 W. Rolyat, \$1,000-1,200
 Fredk Zittel & Sons, 2211 B'way-79th.
 145th st., 492 W. \$1,750-1,900
 Pease & Elliman, 249 Madison av.
 148th st., 492 W. \$1,750-1,900
 Pease & Elliman, 249 Madison av.
 150th st., St. Nicholas av., \$1,100
 Fredk Zittel & Sons, 2211 Broadway.
 150th st., 895 St. Nich. av., Leander, \$1,150-1,200
 W. D. Morgan, 2573 Broadway.
 150th st., 512 West, \$1,600
 W. D. Morgan, 2573 Broadway.
 152d st., 400 West, cor. St. Nicholas av.,
 The Heights, \$1,200-1,300
 W. D. Morgan, 2573 Broadway.
 151st st., 601 W. Washington Irving, \$1,000
 Wood Dolson Co., B'way and 144th st.
 153th st., 510 W. Abercrombie, \$780-1,240
 Nehring Company, 1278 St. Nicholas av.
 153th st., 609 W. Hamlet Court, \$1,000-1,200
 Louis Schlechter, 217 West 119th st.
 153th st., 609 W. \$1,000-1,200
 Louis Schlechter, 217 West 119th st.
 172d st., Audubon av., 155, Algonia, \$300
 Nehring Company, 1278 St. Nicholas av.

NINE ROOMS.

51th st., 1 West, Harperley Hall,
 \$2,100 and \$1,000
 Manager on premises.
 60th Central Park W., 88, Brentmore, \$1,000
 Bing & Bing, 119 West 40th st.
 82d st., West End av., 165, \$2,400
 Charles P. Huston Co., 15 East 40th st.
 55d st., 250 W. cor. Riverside Drive, 110, \$2,000
 Pease & Elliman, Agents, 249 Madison av.
 82d st., 1 W. La Grange, \$2,400
 S. Dawson & Hobbs, 162 West 72d st.
 88th st., Riverside Drive, 155, \$2,500
 Bing & Bing, 119 West 40th st.
 89th st., 294 Central Park West, \$1,200
 S. Dawson & Hobbs, 162 West 72d st.
 89th st., 255 W. Cornwall, \$2,500-2,400
 S. Dawson & Hobbs, 162 West 72d st.
 91st st., 250 W. Vergades, \$2,000-2,100
 S. Dawson & Hobbs, 162 West 72d st.
 92d st., 1 West, Cherboung, \$1,500
 F. R. Wood, W. H. Dolson Co., Broadway
 and 89th st.
 92d st., 214 West, St. James, \$1,400
 Lewis B. Preston, Inc., 165 Broadway.
 92d st., 202 Riverside Dr., Terrace Cr., \$1,800
 S. Dawson & Hobbs, 162 West 72d st.
 94th st., 250 West, Stuart, \$1,200-1,500
 S. Dawson & Hobbs, 162 West 72d st.
 94th st., Riverside Dr., 222, Irving Arms, \$1,800
 F. R. Wood, W. H. Dolson Co., Broadway
 and 80th st.

PAYSON MCL. MERRILL CO. INC.

9 East 44th Street Telephone Murray Hill 4092 Offer for rent from October 1st or earlier apartments in the following buildings under their own management:

WE also have rental particulars of all the better class apartments on the East and West Sides, from Washington Square to 86th St., floor plans of which we will be pleased to show prospective tenants.

925 PARK AVENUE. N. E. Cor. of 80th St. DUPLEX APARTMENT of eleven rooms and four baths. Rent \$3,800. TRIPLEX APARTMENT of twelve rooms and four baths, with private entrance from Park Ave. Rent \$4,200.

257 WEST 86TH ST. ADE N. E. Cor. West End Ave. DUPLEX STUDIO APARTMENT of eight rooms and two baths. Studio 23x29 with 18-foot ceiling. Rent \$2,750. SINGLE STUDIO APARTMENT, with north light, of studio, bedroom, kitchenette and bath. Rent \$300, including service. Mail chute. House water filter. Park street. Subway station at corner of Broadway.

140 WEST 57TH ST. DUPLEX APARTMENTS. No vacancies. SINGLE APARTMENTS of three rooms, kitchenette and bath. Rents \$900 and \$1,200, including service. SINGLE STUDIO with north light. Rent \$350. Vacuum cleaner. Mail chute.

36 EAST 40TH ST. Between Madison and Park Aves. Non-Housekeeping Apartment House. APARTMENT of three rooms and bath. Rent \$1,000, including service. All meals served in apartment. Day and night hall and elevator service. Valet. Vacuum cleaner.

112 WEST 47TH ST. Near Corner 6th Avenue BACHELOR APARTMENTS of two and three rooms and bath. Rents \$720 and \$900, including service. Day and night hall and elevator service. Breakfast. Valet.

1192-8 PARK AVENUE APARTMENTS of six and seven rooms and bath. Rents \$300 to \$500. 21 WEST 30TH ST. THIRD FLOOR FRONT. Two rooms, kitchenette and bath. Rent \$475.

EXCEPTIONAL LOCATION, UNINTERRUPTED VIEW, SELECT ENVIRONMENT. 490 Riverside Drive At 123d Street, Opposite Grant Mausoleum. This house represents the last word in modern apartment house construction. Elegance and comfort are combined to the highest degree in its spacious and splendid interiors. Every known convenience generously provided. 6-7-8 Rooms. 2 & 3 Baths Rents—\$1500 to \$2000 Under ownership management. Mr. H. C. O'Brien, Mgr., on premises.

226 WEST 70th St. Bet. Broadway & West End Ave. FIREPROOF ELEVATOR APARTMENTS JUST COMPLETED. 5 & 6 Rooms and Baths All Outside Rooms. Rents \$1,250 to \$1,500. With every improvement that is looked for in the modern type apartments. STRICTLY PRIVATE HOUSE BLOCK. JUST A STEP TO SUBWAY AND "L."

CHOICE APARTMENTS IN THE RIVERSIDE DISTRICT The Clearfield 324 WEST 103D ST. South Corner Riverside Drive. New Twelve Story Building. One Apartment of 9 Rooms and 3 Baths. Rent \$2,100. Ground floor, suitable for Physician. Hudson-Grant View 126 CLAREMONT AVE., Near 122d St. All Night Elevator Service. 7 Rooms, \$960. 8 Rooms, \$1,200. The Allerton 600 WEST 113TH ST. Southwest Corner Broadway. Latest Style, 12-Story Building. 6 Rooms, 2 Baths, \$1,200. 7 Rooms, 2 Baths, \$1,300. 7 Rooms, 2 Baths, \$1,600. The Glenham 2620 BROADWAY, Near 99th St. All Night Elevator Service. Best Value for the Money. 8 Rooms, \$1,000 to \$1,200. Apply Superintendents, on Premises, or GOODALE, PERRY & DWIGHT, Inc. Riverside 975 2705 Broadway, Near 103d St. Main Office, 1133 Broadway, at 26th St.